

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-1292

Issued out of the Court of Common Pleas of Huntingdon County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Huntingdon County Courthouse – Commissioners Meeting Room, 223 Penn Street, Huntingdon, Huntingdon County, Pennsylvania in the Town of Huntingdon County of Huntingdon, Commonwealth of Pennsylvania on:

**THURSDAY, NOVEMBER 19, 2026
AT 10:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN parcel of land situate in Cromwell Township, Huntingdon County, Pennsylvania bounded and described as follows, to wit: BEGINNING at an iron pin at the Northwestern corner of lands previously conveyed to the Grantees herein; THENCE South thirty-one (31) degrees forty-five (45) minutes West three hundred seventy and six tenths (370.6) feet to an iron pin at lands now or formerly of Earl Ford; THENCE South fifty-eight (58) degrees eight (8) minutes West sixty-five (65.0) feet to an iron pin; THENCE along lands of the Grantors herein North twenty-three (23) degrees nineteen (19) minutes West three hundred seventy-eight (378.0) feet to an iron pin; THENCE North seventy-one (71) degrees 00 minutes East ten (10.0) feet to an iron pin, the place of beginning. Containing five hundred fifty-three one thousandths (.553) acres and being a portion of lands title to which became vested in the Grantors herein by Deed of Mildred M. Rogers dated March 11, 1957 and recorded in the Office of the Recorder of Deeds of Huntingdon County in Deed Book 26 at Page 253.

PARCEL NO. 11-20-09.1

BEING the same premises which Edward Cutshall and Kathryn Cutshall, his wife, by Indenture dated 07-08-72 and recorded 07-13-72 in the Office of the Recorder of Deeds in and for the County of Huntingdon in Deed Book 104, Page 433, granted and conveyed unto William Thomas and Delores Thomas, his wife. AND THE SAID William Thomas departed this life, thereby vesting title solely unto Delores Thomas as surviving spouse.

BEING KNOWN AS 10145 Pogue Road f/k/a RDI Box 1 1 16, Three Springs, PA 17264

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section I of the Act of July 17, 1957, P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any.) NOTICE THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED (IS, ARE) FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT TO PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HERETO TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966.

PROPERTY ADDRESS: 10146 Pogue Road f/k/a RD #1, Box 1116, Three Springs, PA 17264

UPI / TAX PARCEL NUMBER: 11-20-09.1

Seized and taken into execution to be sold as the property of DELORES J THOMAS AKA DELORES THOMAS in suit of FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-2.

TERMS OF SALE: 10% when property is sold and the balance is due thirty (30) days after the sale. Notice to all parties in interest and claimants: You are hereby notified that I, Jeffrey E. Leonard, Sheriff of Huntingdon County, Pennsylvania will file a schedule of proposed distribution of the proceeds of sale in the above entitled matter (10) days after the sale and which will be kept on file in the office of the Prothonotary 233 Penn Street, Huntingdon, PA 16652. Unless written exemptions are filed no later than twenty (20) days after the sale, distribution of the proceeds of the sale will be made in accordance with the proposed schedule of distribution. If within the (10) days after filing of the proposed schedule of distribution no petition has been filed to set aside the sale, the Sheriff will execute and acknowledge a deed to the property sold.

Attorney for the Plaintiff:
LOGS Legal Group, LLP
King of Prussia, PA 610-278-6800

JEFFREY E. LEONARD, Sheriff
HUNTINGDON COUNTY, Pennsylvania